

Mayor Arnold
Introduced by

Planning
Prepared by

Plan Commission, Park Commission
Referred to

October 27, 2015
Date

RESOLUTION R-24-16

A RESOLUTION APPROVING PRELIMINARY PLAT FOR STONER PRAIRIE.

WHEREAS, Chris Ehlers of William Ryan Homes, agent for O'Brien Family Limited Partnership, has submitted a request for approval of a preliminary plat (PP-2092-15) for Stoner Prairie; and

WHEREAS, the applicant has submitted two phasing options for staging of public improvements within the plat; and

WHEREAS, the Plan Commission has reviewed and recommended approval, with conditions, of the preliminary plat;

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approved preliminary plat request PP-2092-15 for Stoner Prairie with the following conditions:

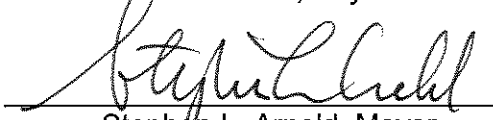
- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Prior to submitting a request for final plat approval, applicant shall address all outstanding items identified in Public Works Review #3 dated January 7, 2016 and emailed to applicant on January 8, 2016.
- 3.) Rezoning(s) are required to be accomplished with the final plat.
- 4.) Park fees shall be calculated at time of the final plat.
- 5.) A subdivision improvement agreement shall be executed prior to the city signing any final plat.
- 6.) The lots on the east side of Kunde Drive shall be reconfigured so that the water main easement on the Savanna Oaks Middle School property aligns with a lot line to allow its extension to Kunde Drive.
- 7.) The water main at the end of Kunde Circle shall loop to Leo O'Brien Street, in a manner to limit turns or corners. This line would be near or between lots 69 and 70, and 55 and 56.
- 8.) Increase outlot 6 to 30 feet in width to accommodate a potential sanitary sewer line, unless determined otherwise by the City Engineer.
- 9.) Applicant shall provide a sanitary sewer service plan for the whole plat for review and acceptance by Public Works prior to the submission of any final plat. At such point they shall also have submitted a final phasing plan.
- 10.) The well site on lot 78 shall be part of the phase 1 improvements.
- 11.) An Erosion Control and Storm Water Management Permit (ECSWM) application shall be submitted and approved prior to Plan Commission action on the final plat.
- 12.) Stormwater Management Plan shall comply with stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the North Stoner Prairie Neighborhood Plan.

- 13.) Any phase of construction of the plat shall require, at a minimum, a temporary road to Lacy Road for use by construction traffic and residential land owners. If a temporary road, the road shall be maintained by the developer, and the developer shall provide a maintenance agreement and easement for any temporary road.
- 14.) Appropriate street names shall be provided for staff review and approval prior to submitting for final plat approval.

Adopted by the Common Council of the City of Fitchburg this 26th day of January, 2016.



Patti Anderson, City Clerk



Stephen L. Arnold, Mayor



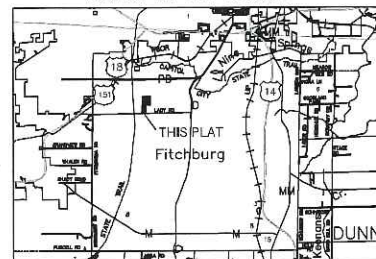
ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. EXCLUDING CERTIFIED SURVEY MAP NO. 3229, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 323 THROUGH 324, AS DOCUMENT NO. 1629586 AND RIGHT-OF-WAY OF LACY ROAD PER WARRANTY DEED TO THE CITY OF FITCHBURG RECORDED OCTOBER 28TH, 1998 AS DOCUMENT NO. 3036321.

WYSEF

SUBDIVIDER:
WILLIAM RYAN HOMES WISCONSIN, INC.
5959 MONROE DRIVE
MONROE, WI 53216

OWNER:
OBR EN FAMILY LIMITED PARTNERS-4
562 ROYAL DR VE
VERONA, NJ 08393

LOCATION MAP NOT TO SCALE



NOT

- [illegible]

SURVEYORS CERTIFICATE

_____, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3391, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLETES WITH A E 7 OF T. WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN CHAPTER 24.01, AND DIVISION C OF THE CITY OF FITZBURG - CODE OF ORDINANCES.

JULIUS W. SMITH, S-341
WISCONSIN PROFESSIONAL LAND SURVEYOR

2

LEGEND

- | | | | |
|---|--|-------|----------------------------|
|  | FOUND PLUS SECTION: NO. ELEMENT TYPE NOTED | _____ | PROPERTY LINE |
|  | FOUND 3/4\" data-bbox="35 165 75 205"/> | _____ | FLATTED LINE |
|  | FOUND 1/2\" data-bbox="35 305 75 345"/> | _____ | RIGHT-OF-WAY LINE |
|  | FOUND 2\" data-bbox="35 445 75 485"/> | _____ | CENTERLINE |
|  | FOUND 2\" data-bbox="35 585 75 625"/> | _____ | SECTION QUARTER LINE |
|  | EXISTING SANITARY MAIN/VE | _____ | EXISTING GAS SERVICE LINE |
|  | EXISTING EFFLUENT VENT | _____ | PROPOSED GAS SERVICE LINE |
|  | EXISTING WELL | _____ | PROPOSED VISION LINE |
|  | EXISTING HYDRANT | _____ | EXISTING SANITARY SEWER |
|  | EXISTING FLEET | _____ | EXISTING WATER |
|  | EXISTING EFFLUENT HATCH/VE | _____ | EXISTING STORM SEWER |
|  | EXISTING PEDESTAL | _____ | EXISTING WATER |
|  | EXISTING UTILITY POLE | _____ | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING LIGHT POLE | _____ | EXISTING FIBER OPTIC |
|  | EXISTING UTILITY VALVE | _____ | EXISTING COMMUNICATION |
|  | EXISTING EDGE OF GRAVEL | _____ | EXISTING FENCE LINE |
|  | EXISTING ASPHALT PAVEMENT | _____ | EXISTING EDGE OF PAVEMENT |
|  | EXISTING GRAVE | _____ | EXISTING ASPHALT PAVEMENT |
|  | EXISTING CONTOUR MAJOR | _____ | EXISTING GRAVE |
|  | EXISTING CONTOUR MINOR | _____ | EXISTING CONTOUR MAJOR |
|  | DRAINAGE INDICATORS | _____ | EXISTING CONTOUR MINOR |
|  | RECORDED AS | _____ | |

SUBJECT - J	RM VALUE	NO DIR.	ESTIMATED	TYPE 5/25	TYPE 6/25/30
SES - 1			1036.84	12	APPROX END
STM - 1	152:8.80	E	1036.83	12	RCP
		A	1036.39	12	RCP
STM - 2	150:2.75	E	1036.40	12	RCP
		A	1035.45	12	RCP
		A	1035.42	12	RCP
RM - 1	152:8.82	A	1036.13	12	RCP
		S	1035.20	12	RCP
RM - 2	152:8.45	A	1037.21	12	RCP
	152:8.68	S	1035.30	12	RCP SES
		A	1037.36	12	RCP
		E	777	12	NOT VISAB - S
RM - 4	152:8.59	E	1040.08	12	RCP
SAM - 1	153:3.72	E	1039.31	6	PFC
SAM - 2	153:3.78	E	1039.31	6	PFC
		NO	1039.31	6	PFC

LEGAL DESCRIPTION

AS FURNISHED FROM FIRST AVER CAR TITLE COMMITMENT NO. 2581154

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION EIGHT (8), TOWNSHIP SIX (6) NORTH, RANGE NINE (9) EAST, IN THE CITY OF FITCHBURG, DAKE COUNTY, WISCONSIN. PARCEL NO. 228-7639-351-5307-5

THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION EIGHT (8), TOWN
BOX (3) NORTH, RANGE NINE (9) EAST, IN THE CITY OF FITCHBURG, DANE COUNTY,
WISCONSIN, EXCEPTING THEREFROM ALL OF CERTIFIED SURVEY MAP NO. 3233 RECORDED
AS DOCUMENT NO. 182296 AND ALSO EXCEPTING THAT PORTION DECEDED TO THE CITY OF
FITCHBURG IN WARRANTY DEED RECORDED OCTOBER 26, 1995 AS DOCUMENT NO. 1096321.
PARCEL NO. 22870629-384-573-8

AS MEASURED THIS SURVEY

COMMENCING AT THE SOUTH QUARTER CORNER OF SECT 08 & 14, TOWNSHIP NORTH, RANGE NINE EAST, THENCE NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF THE SOUTH-EAST QUARTER OF SAID SECT 08 & 14, A DISTANCE OF 40.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LACY ROAD BEING THE POINT OF BEGINNING.

7-1/2" VES CONTINUED ALONG S42° W21' N21' E NORTH 80° DEGREES 38 MINUTES 21
 SECCOIDS 55' 28.685 FET 21° TO THE NORTH LINE OF AFRASOOLD TO "DAS" QUARTER
 7-1/2" VES NORTH 80° DEGREES 38 MINUTES 21 SECCOIDS 55' 28.685 FET 21° TO THE
 QUARTER OF S42° W21' N21' E THENCE SOUTH 80° DEGREES 38 MINUTES 21 SECCOIDS
 WEST 41° 50' 30" VES L 1236.75 FET TO THE SOUTH LINE OF SOUTH NORTHWEST QUARTER
 OF S42° W21' N21' E THENCE SOUTH 80° DEGREES 38 MINUTES 21 SECCOIDS WEST
 41° 50' 30" VES SOUTH LINE S42° W21' N21' E TO THE EAST LINE OF WEST HALF
 SECTION 36 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES
 5 MINUTES 42 SECCOIDS WEST ALONG S42° EAST LINE 1209.04 FET TO THE NORTH 1/4
 OF CERTIF D SURVEY MAP NO. 32326 THENCE SOUTH 80° DEGREES 38 MINUTES 21 SECCOIDS
 WEST ALONG S42° NORTH 1/4 N 32326 FET TO THE WEST LINE OF S42° CERTIFIED SURVEY
 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES 1/2" VES
 157 FEET TO THE AFRASOOLD NORTHWEST RIGHT-OF-WAY LINE OF LACY ROAD, THENCE
 SOUTH 80° DEGREES 38 MINUTES 21 SECCOIDS WEST ALONG S42° NORTH 1/4 N 32326 FET

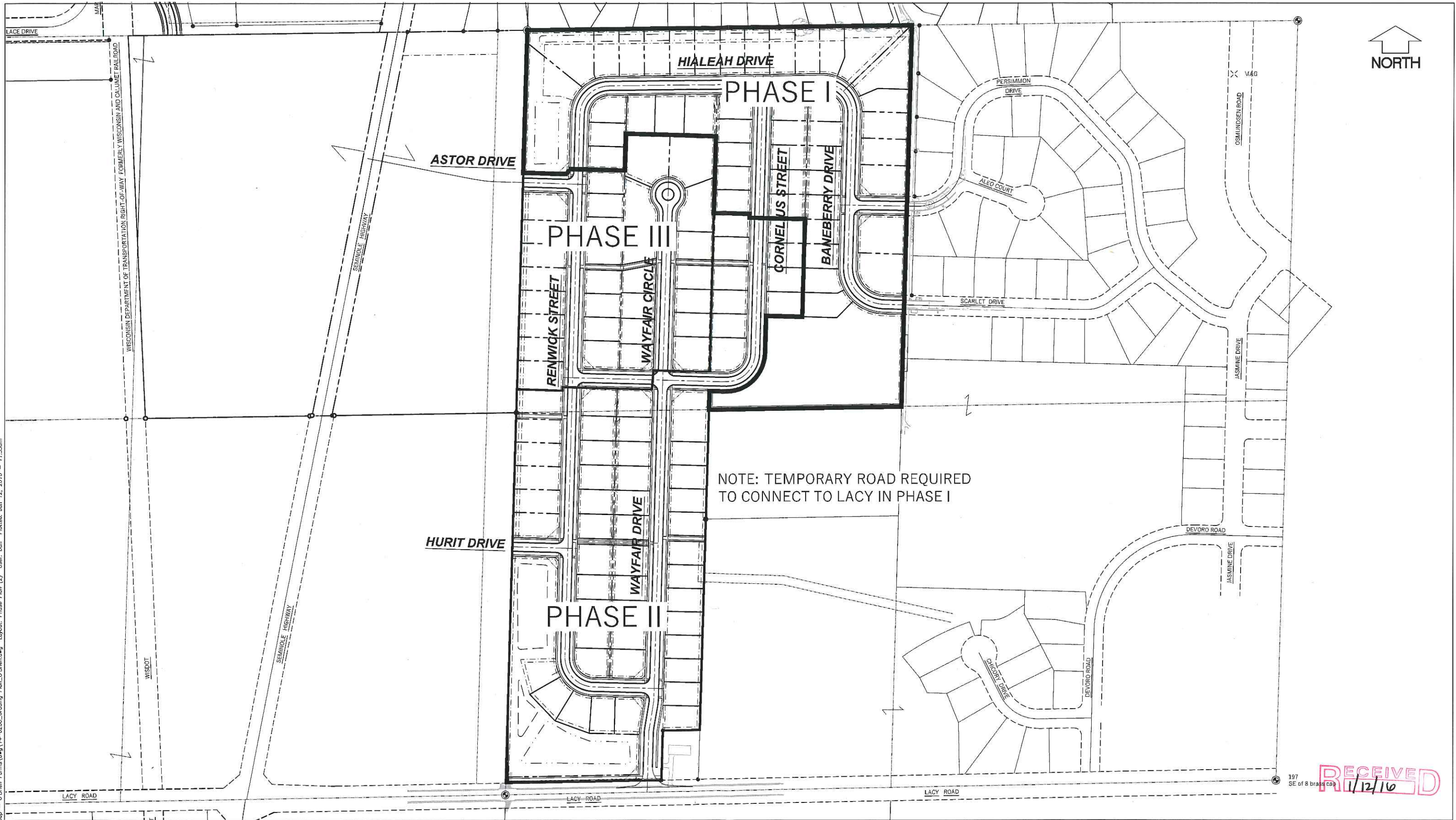
2400 PARCEL CONTAINS 2,501,350 SQUARE FEET OR 57.42 ACRES


SE CORNER
SECTION B-TEN-R9E
FOUND DANE COUNTY
ALUMINUM CAP IN CONCRETE
N: 456,084.30
E: 804,601.44

SW CORNER
SECTION 8-TEN-R9E FOUND DATA
COUNTY ALUMINUM CAP ON P
N: 455,950.37
E: 799,364.55

RECEIVED
1/12/14

File: W:\2014\140200_Lionshare Group - O'Brien Farms\dwg\14-0200_Grading Plan_O'Brien.dwg Layout: Phase Plan (2) User: Dan Plotted: Jan 12, 2016 - 11:35am






WYSER
ENGINEERING

STONER PRAIRIE -
A WALK TO SCHOOL NEIGHBORHOOD

CITY OF FITCHBURG, DANE COUNTY, WI

Sheet Title:
PHASING PLAN - OPTION 2
SANITARY SEWER FROM SCHUMANN DRIVE AND LACY ROAD

S. SEMINOLE HIGHWAY
FITCHBURG, WI 53711



Toll Free (800) 242-8511
Hearing Impaired TDD: (800) 542-2289
www.DiggersHotline.com

Graphic Scale
0' 75' 150' 225'
1" = 300'

Revisions:	No.	Date	Description

Wyser Number	14-0200
Set Type	50% PLAN SET
Date Issued	01/12/2016
Sheet Number	EXHIBIT 2

197
SE of 8 brass cap
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1/12/16

RECEIVED
1/12/16



CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

Application: PP-2092-15

Property Address: N/A

Review Date: October 27, 2015, Review # 2 November 24, 2015, Review #3 December 23, 2015

Planning Staff Review #4

Planning staff has reviewed your submitted preliminary plat request for Stoner Prairie, submitted on October 20, 2015 with responses and revised plan provided on November 17/24, 2015, revised plans provided on December 18, 2015 and revised plans provided on January 4, 2016. The following comments are based on this review. Please respond to these comments with a detailed narrative response, along with appropriate revised plans, as soon as possible by Noon on January 11, 2016. It works best if you could respond below to each specific item with a written response. Further comments or questions may arise as additional review occurs.

Review 1 Comments

Applicant Response in red

Planning Review #2 comments in green

Applicant Response in orange

Planning Review #3 comments in blue

Applicant response in purple

Planning Review #4

Applicant response in light green

1. Will you be meeting 100% stay-on, and use of best management practices? **Yes, the proposed stormwater management plan meets 100% stay on and uses best management practices.**
2. What BMP's are you using? **For stormwater management, BMPs include wet ponds which provide detention and sediment control and infiltration areas which provide the 100% stay-on.**
3. Does the dashed line indicate the easement line on lot 116? Perhaps this can be made more clear. **The dash-dot line as indicated is an easement for Stormwater Management and Conveyance.**
4. Any private paths, or are they all now public? If there are any private, please identify and provide maintenance agreement for review and approval. **All paths will be public and are contained within Public Outlots.**
5. Any wetlands delineated on the property or within 300' of the property? If so, please identify and the distance from edge of wetland to the parcel boundary. **Wetlands have been determined to be located west of the lands associated with the Preliminary Plat for Stoner Prairie. Please refer to the enclosed Wetland Determination Letter and preliminary delineation provided by Eco-Resource Consulting for location and additional information. ERC's memo was included in the stormwater management plan.**

6. Your pedestrian paths still seem rather odd in their alignment and placement. The pedestrian/bike path located in the central portion of the plat is to serve as the primary bike/ped connection to the "Stoner Prairie Park". The Developer awaits confirmation from the City on the location of the public well site. We are hopeful City Parks and Public Works can accommodate each other's request in order that the bike/pedestrian path south of Lot 81 can be aligned with the proposed extension west of Hudson Drive.
- Outlot 5 hits proposed Hudson Drive at a skew, but Public Works may require the path to be perpendicular to the street. WE will require 5' from the path to the edge of the outlot. If you need to adjust the path within the outlot to be perpendicular, you may need to provide additional outlot dedication to obtain the five foot setback.
- Outlot 4 has been relocated to be between Lots 85 and 86 as suggested in the Public Works review comments. As such, Outlot 5 has been adjusted to be perpendicular to the Public Street. The Developer is open to suggestions from City Staff to connect "Terry Drive" to the East boundary of the Plat keeping in mind Outlot 4 is to serve Pedestrian/Bike as well as public water main purposes for connection to the existing, easterly public water main. The alignment of the pedestrian/bike path was previously approved by the Parks Commission on 11/05/2015.
7. Please provide a staging or phasing plan. Phasing / Staging Plans are contingent upon ongoing discussions with the City and adjacent development schedules. For the time being, the Phasing Plan matches the proposed Phasing Plan provided with the CDP.
8. Will you be final platting the whole area at once? If so, you will need to develop it out within four years. Otherwise you can create large outlots to final plat at a later date for longer-term areas. The Final Plat will not encompass the entire property. Large Outlots will be created with the Final Plat. The area of the Final Plat has not been finalized at this time.
9. What is the intended zoning? We need to know this as the lot size and width is dependent upon zoning. The intended zoning is R-L as required by the Stoner Prairie Neighborhood Plan and as shown on Exhibit 4 within the CDP.
- Review #3: What is the purpose of R-LM zoning on lots 3, 4, 5, 16, 17, 18 and 24? It meets the lot width. And you already had a restricted build area of 40' on the rear of 16 and 17, so a R-L 35' setback would be within that restricted build area.
- The Preliminary Plat shall be updated such that Lots 3, 4, 5, 16, 17, 18 and 24 proposed zoning is R-L. Note No. 10 has been revised accordingly.
10. You will need to rezone with the final plat. This is understood.
- Please provide the proposed zoning for the plat so that we can verify if the lots will meet the intended zoning standards.
- Please refer to the provided Exhibit for the proposed Zoning.
- What lots do you see using R-LM zoning? The zoning configuration should make sense and not just to meet frontage requirements or scattered.
- Please refer to the provided Exhibit for the proposed Zoning. The Lot layout is consistent with the CDP and intent for large lots. R-LM Zoning is not being utilized to reduce lot size or increase density. The Developer would like to request approval of the Preliminary Plat with the respective R-LM zoned lots. Alternatively, would the City be willing to consider Rezoning of all residential lots to R-LM? It is noteworthy all residential Lots except for 8 meet the requirements of R-L Zoning.
11. Lots 4, 5, 16-18 do not seem to meet 8" of width at the 30' setback line as required by the zoning ordinance for R-L zoning. R-LM zoning has a 60' width. However, all lots meet the 10,000 sq ft area for R-L and all but those appear to meet the 80 lot width. We would like to request the City to work with the Developer to identify ways to maintain the number of Lots in their current location. We will take a closer look at modifying necessary lots in the northwest and northeast corner of the Plat to R-LM Zoning as suggested for Zoning Compliance.
- Note: This should have been 80' of lot width, staff accidentally left off the "0". Please confirm whether the lots meet this requirement. The R-LM Lots have 60' width at the front setback. Please provide the width of lot 98 at the front setback line. Lot 98 has been revised based on the realignment of Outlots in this location.
- Review #3: Please identify any lots that do not meet the 80' lot width at the 30' setback. Lots 2, 12, 13, 14, 15 and 21 do not meet the 80' lot width at the 30' setback.

12. Park dedication totals 189,015 sqs ft, which is equal to 65.18 du's. This leaves a deficit of 68.82 du's to be covered by a fee-in-lieu of dedication. This fee, in 2015 \$ would be \$298,001.05, and will be due with the signing of the final plat. Will be adjusted if you do not final plat the whole 134 lots at one time. **This is understood. However the Developer would like to further discuss parkland dedication requirements relative to the proposed / City recommended park location and the associated Lot layout.**
13. You provide sufficient park street frontage. **This is understood.**
14. Mary Drive conflicts with a proposed street being final platted in Fahey Glen. Also Mary runs two directions, need one for n-s segment and a different name for e-w segment. **This is understood and shall be revised.**
Review #3: Staff has some concerns with Mary Dunn Drive, given that the Fahey Plat is using a Mary Lane, and that is in the same city. The name Dunn is used in 53713 zip code and one other. Staff originally thought this would be fine but after further consideration would prefer a different street name. Also, this street runs two directions; the same name cannot be used for both street segments.
Consideration shall be given for a new street name, accordingly.
15. Owen Dr conflicts with 53711 zip code. Cannot have Owen Drive and Owen Parkway—too conflicting. Allowed for cul-de-sac as dead-end of same named street. **This is understood and shall be revised.**
16. Hudson, Terry, Patriot and Leo conflict with streets in Madison. **Long and short—need all new street names.** See 24-8(b) for street name guidelines. **This is understood and shall be revised.**
Please provide a revised plat that provides updated street names.
Street names have been revised in the attached Preliminary Plat.
Review #3: Street names – Duke replicates a name in Madison (53704 zip code); Opus replicates a street name in Verona – too confusing with same school district; Fox is used in Madison 53711 and I am not sure adding Prairie is a sufficient distinction for the same zip code. Please provide a list of street names for us to review to allow these names to be changed.
The Developer has offered the following Street Names for consideration: Tallgrass, Aster, Yarrow, Baneberry, Bellflower, Chicory, Clover, Coneflower, Primrose, Lotus, Sage, Trillium, Hialeah, Somerset, Spring
Review #4: Staff has reviewed the proposed street names for conflicts. Most of the street names conflict with existing streets in Madison; Baneberry and Hialeah are acceptable as they do not conflict. Please provide additional street names for consideration.
Please refer to the updated Street Names in the enclosed Preliminary Plat. The Developer would like to request consideration by the City to allow the current Landowners the opportunity to rename one of the proposed streets in the coming days.
17. Does any of the OHE line easement cover the property of this plat? No. **The noted easement is located on lands West of the lands contained within the Preliminary Plat of Stoner Prairie.**
18. Do the streets meet the required radii for their designation as local? **The street layout has been prepared consistent with City Ordinance and designation as local streets.**
19. Have you discussed with Public Works street light spacing and the required electric easements to serve the street lights? **We have not discussed the street light spacing and easement requirement with Public Works but will do so.**
20. Indicate lot drainage patterns. **Drainage arrows have been denoted on the Preliminary Plat and will continue to be added / modified. Civil Design plans have also been provided for grading reference.**
Review #3: Lot 11 needs an * to line up with lots 2-10 (per public works).
The * has been added to Lot 11.
Review #3: Please add a drainage arrow running north on the lot line between lots 52 and 53 (per public works).
A drainage arrow has been added to the lot line between lots 52 and 53.
21. Have you had any more discussions with the neighbors regarding the setbacks and zoning for lots backing up to Lacy Heights and Seminole Forest? **The Developer presented to neighbors back in August. Neighbors were receptive of larger lot sizes and proposed drainage easements. Several corner lots have no easement in order to fit a house to meet corner lot setback. The**

Developer still questions the restrictive easement along Lacy Heights community path as the existing houses do not have such restrictions currently in place.

22. Are the stormwater management and conveyance areas to be easement to the public? If so, how does the city access the areas at the rear of the varied lots? **The stormwater management and conveyance areas are to be located within private easements and shall be maintained by the private homeowner's association.**
23. Any differences between city regulations and the proposed deed restrictions, the more restrictive shall apply. **This is understood.**
24. Who will maintain the stormwater management areas. City maintenance is limited. If a higher level is required, please indicate who will maintain and if there is an agreement to do so. **The private Homeowner's Association will maintain the private stormwater management areas.**
25. While I perused the draft restrictions, I will not comment, other than #22 and 23 above, as the restrictions are a private matter. **This is understood.**

A number of comments indicate that you wish to meet with city staff. Please contact staff to schedule a meeting time.

A meeting has been scheduled with City Staff on December 3, 2015.

26. **Review #3: Is Lot 78 proposed for the public well site?**

Lot 78 is proposed for the public well site. Alternatively, the Developer would like to request consideration for the well site to be located between Ledson Drive and Duke Drive (Lots 118 – 131).

Review #4: The City desires to have the well site next to the park.

The well site has been maintained next to the Park as Lot 78.

27. **Review #3: To approve a plat we need to know how sanitary sewer will be provided to the property. Conversations with a property owner provides little certainty as to how a sanitary line acceptable to Public Works will be provided to serve the property. Please work with Public Works to address this item.**

The Developer continues to pursue easement agreements with adjacent private property owners. It is our understanding ~20 acres of the development can connect to the sanitary main within Schumann Drive via an easement through Lot 1 CSM No. 5383 (owned by the City of Fitchburg). As such, we would like to request Staff recommend conditional approval of the Preliminary Plat with the understanding a Final Plat (Phase 1) can be prepared and presented for ~20 acres with the remainder of the property being part of an Outlot for future development at the time sanitary extensions are available.

Review #4: Planning staff is agreeable to a condition being placed on preliminary plat approval related to sanitary if Public Works agrees and does not have any concerns. As part of the staging requirements, see section 24-2(j) of the Land Division Ordinance for additional details, please provide a staging/phasing plan. Staff understands that you may have two alternate phasing plans due to current sanitary capabilities and the desired sanitary easement. Please provide phasing plan(s) for review.

Please refer to the enclosed Phasing Plans as requested.

**Stoner Prairie Neighborhood
Preliminary Plat
Public Works Review #3**

RECEIVED
1/12/16

The following comments are based on the Preliminary Plat resubmittal for Stoner Prairie, submitted by Chris Ehlers, William Ryan Homes, agent for O'Brien Family Limited Partnership, dated 12-02-2015. RE, 12-22-15; TF 1-06-16; AB, 12-22-15; GV 12-22-15; CH 1-7-15; Additional comments beyond these may be required on future reviews.

Applicant Responses to PW Review #1 in red.

PW Review #2 comments in green.

Applicant Responses to PW Review #2 in blue.

PW Review #3 comments in dark green.

Applicant Responses to PW Review #3 in purple.

General Comments

1. A developer agreement will be needed for the public improvements.
Applicant Response: Understood.
2. Wetland determinations and delineations were to be performed prior to approval of the CDP. Has this occurred yet? If so, please provide reports.
Applicant Response: Wetlands have been determined to be located west of the lands associated with the Preliminary Plat for Stoner Prairie. Please refer to the enclosed Wetland Determination Letter and preliminary delineation provided by Eco-Resource Consulting for location and additional information. ERC's memo was included in the submitted stormwater management report.
3. All radii along street center lines must be a minimum of 150'.
Applicant Response: Local Streets are denoted to have a centerline radius of not less than 100 feet for Local Streets in accordance with City Ordinances (Sec. 24-8 (d) (4) a. 3.). This has been discussed and confirmed with City Staff.
4. Show the distance along the centerline of streets.
Applicant Response: Bearings and distances are denoted along centerline of streets as space allows and within the Curve Table of the Preliminary Plat.
5. Sanitary sewer and road right of way needed for the plat are shown on areas to the west outside of the boundary. Provide easements for this infrastructure.
Applicant Response: The Developer shall provide easement for said infrastructure as appropriate. As part of our ongoing discussions with the City regarding the sanitary sewer connection location at its currently as-built location, we understand further dialogue with City Staff is necessary. Please advise location of public infrastructure for connection location and timing of such.
6. Provide gas/electric/telephone/cable preliminary plans for review of utility easements. Confirm that the utility easements shown on the preliminary plat are sufficient to service the development.
Applicant Response: We have reached out to the respective utility companies and will continue to do so in order to obtain confirmation of said easements are suffice. PW Review #3 Additional Comment: Easements adjacent to the R/W shall be labeled as gas easements. Note on the plat that all above ground transformers and pedestals shall be located along the rear lot lines.

The note (No. 16) has been added to the updated Preliminary Plat. The easements adjacent to the R/W were previously denoted as natural gas easements, typical.

Transportation Comments

1. Continue the path cut-through across from Terry Drive to connect with the school property.

Applicant Response: The Developer will continue to explore layout options to continue the path cut-through from Terry Drive to connect with the school property. We understand the City's desire to complete this connection while also providing the 0.5 acre lot for City Well without the loss of the proposed number of Lots.

PW Review #2 Additional Comment: Is there a reason for Outlot 4 to remain in its location between Lots 86 & 87? Is there a reason that Outlot 5 has a kink to the south, other than to line up better with Outlot 4? If not, staff would recommend straightening this alignment by continuing Outlot 5 straight to the east, sliding Lot 86 south and placing Outlot 4 between Lots 85 and 85.

Applicant Response: The intent was to locate Outlot 4 as close to the easterly water main easement as possible for continuity. Seeing as the water main is not extended to the proposed Plat's east boundary, we could propose moving Outlot 4 to the suggested location between Lots 85 and 86. This will require realigning the easement on the Savannah Oaks Middle School property (Lot 4 CSM 10987) to align with the suggested location for Outlot 4. The easterly lots in this location are dependent upon the final location requested by the City for the proposed well Lot.

2. Provide an Outlot on the north side of Lacy Road for the 10'-wide shared-use path that is recommended in the Stoner Prairie Neighborhood Plan.

Applicant Response: A 10' wide shared-use path shall be added as an Outlot on the north side of Lacy Road within the development property.

3. Provide 25' radius for right-of-way at Hudson Drive/Lacy Road intersection.

Applicant Response: The Preliminary Plat shall be updated accordingly.

4. Show the detectable warning fields and flares on sidewalk and bike path ramps.

Applicant Response: This is understood and will be shown on the final construction plans.

5. Show vision triangles at intersections that measure 25' beyond the PC and include a note that reads "Vision triangle areas shall have no plantings or obstructions over two (2) feet in height."

Applicant Response: The Preliminary Plat shall be updated accordingly.

6. **PW Review #3 comment:** Please add "and Pedestrian/Bike Path" at the end of Note 11. Note No. 11 has been updated, accordingly.

7. **PW Review #3 comment:** The plan sheets that show storm and sanitary connections to Schumann Drive will need to show any grading easements and the profile of the rebuilt bike path on the final plans.

This is understood and will be included on the final plans.

Water Main and Sanitary Sewer Comments

1. The option for the Fitchburg Utility to purchase a minimum ½ acre lot for the purposes of constructing a municipal well within this development will be included in the developer's agreement. Proposed outlot for this well in the preliminary plat is 0.39 acres. Utility will need 0.5 acres. Location may need to be adjusted as final location will be determined once water main master plan is complete. The cost of this lot will be mutually agreed upon by both parties and included in the developer's agreement.

Applicant Response: The Preliminary Plat shall be updated to provide for a 0.5 acre Outlot as requested. We would like to request the City continue to consider alternate location for the well on the west side of the development. We also request continued coordination with Parks in the event shared Outlot area can meet the expectations of all stakeholders.

Review #3 Additional Comment: Per previous discussions, the west side of this development is too close to Well No. 5 and will not work for a well site. The primary purpose of the outlot will be for the well.

This is understood. We assume Lot 78 as proposed is the accepted location of the well site.

2. The 20' easement for water main between Lots 87 and 88 needs to be located so that it is centered on the water main. The end of the existing water main to the east needs to be surveyed. Please provide a drawing that shows the existing water main location and the proposed easement for review.

Applicant Response: The current easement location is centered on the provided easement east of the O'Brien property per CSM 10987. We will survey the location of the end of the existing water main and provide updates, accordingly. We would like to request the City consider utilizing the Outlot requested for pedestrian connectivity as the water main easement. We will continue to coordinate the well Lot location, water main easement, and Outlot to benefit all parties without the loss of a residential Lot.

Review #3 Additional Comment: The proposed water main easement needs to line up with surveyed location of dead-end hydrant on the Savanna Oaks Middle School property and the existing 30' water main easement. Please revise to meet these requirements.

Lots 79 – 90 are set at minimum acreage for R-L Zoning thus, we do not have flexibility to adjust the Lot width. Outlot 4 has been located to align as closely as possible to Outlot 5. Lot 78 has been proposed as the well site at the minimum 0.5 acres. The Developer will discuss realigning the water main with representatives from Savanna Oaks Middle School for better connectivity to Outlot 4. Alternatively, we would like to request the City consider bends within the Plat Boundary and inclusion of an easement for public water main purposes on the easterly sides of Lots 83 and 84.

3. Provide a 20' public water main easement on the plat to loop the water main at the north end of Hudson Circle.

Applicant Response: The Preliminary Plat shall be updated accordingly. The easement will be required to have bends to remain centered on lot lines connecting to the proposed Mary Drive.

Review #3 Additional Comment: Couldn't all but one bend be eliminated if the water main was looped to Leo O'Brien Street instead of Seminole Woods Drive?

The Preliminary Plat has been updated as suggested.

4. Sanitary sewer needs to be available to this development for use before the City will be able to approve the preliminary plat.

Applicant Response: We anticipate the City will be extending the sanitary sewer from the existing Marketplace Drive right-of-way to the northwest boundary of the Dunn Parcel. Please advise location and timing of such. We would also ask the City to consider connection locations within Schumann Drive and Lacy Road to continue progress of Stoner Prairie.

Review #3 Additional Comment: The following information needs to be provided to the City before a final determination will be made on how to best service this plat with public sanitary sewer:

- Current phasing plan
- Desired sanitary sewer layout
- Easements

Once a final decision has been made on how best to service the plat with sanitary sewer, all necessary easements will need to be shown on the plat - some already shown may need to be removed. The Seminole Hwy Interceptor will need to be extended before this plat may develop. Timing of this extension has not been determined.

This is understood. The Developer continues to negotiate offsite easements and the design team continues to work with Public Works on feasibility and direction.

5. All outlots to be used for public sanitary sewer purposes need to be labeled accordingly.

Applicant Response: The Preliminary Plat shall be updated, accordingly. In some locations, the Outlots provide a location for sanitary sewer as well as pedestrian/bike paths.

6. MMSD fees will need to be paid prior to development and Seminole Hwy Interceptor fees will need to be paid within 30 days of invoicing or prior to development, whichever comes later.

Applicant Response: This is understood.

7. **Review #3 Additional Comment:** Outlot 6 shall be 30' wide. Note that it is shall be dedicated to the public for pedestrian/bike path, public water main, and public sanitary sewer purposes.

After further review, sanitary sewer main extended in Lacy Road will only provide service to a small portion of the Preliminary Plat of Stoner Prairie as well as limited service to adjacent parcels. As such, Outlot 6 has been maintained at 20' in width.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval (The ECSWM application and information on requirements can be found at:

<http://www.fitchburgwi.gov/231/ECSWM-Requirements>.

Applicant Response: This is understood and shall be provided.

2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would

be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.

Applicant Response: This is understood and shall be provided.

3. This site is within the North Stoner Prairie Neighborhood which has stormwater performance standards (e.g. 100% stay-on infiltration volume, etc.) described in the approved plan at: <http://wi-fitchburg.civicplus.com/468/North-Stoner-Prairie-Neighborhood-Plan>. The designer may contact Fitchburg's Environmental Engineer at 270-4264 or rick.eilertson@fitchburgwi.gov if he/she has any questions on ECSWM performance standards for this site.

Applicant Response: This is understood.

4. In discussions with the design engineer, it is understood that all of the stormwater facilities shown will be private. If so, please update language on the plat and Stormwater Management Plan to identify these easements as "Private".

Applicant Response: This is understood and has been denoted accordingly.

PW Review #2 Additional Comment: The revised Preliminary Plat, submitted 11-24-2015, does not appear to have been updated adequately to address this comment.

Applicant Response: All stormwater facilities on the Preliminary Plat of Stoner Prairie are to be private. Please refer to the updated Preliminary Plat and notes on the Plat, accordingly.

PW Review #3 comment: This comment has been sufficiently addressed.

5. Several low points in streets are shown in the Preliminary Construction Plans. Designer shall confirm that stormwater conveyance for extreme events (up to and exceeding the 100 Year Design Storm Event) will not flood onto private properties. If flooding is anticipated onto private properties, the plat shall be updated with notes reflecting this.

Applicant Response: This is understood and shall be confirmed in forthcoming design submittals.

PW Review #2 Additional Comment: No follow-up designs have been submitted to Public Works to confirm that this comment has been addressed.

Applicant Response: The storm sewer system will be designed such that stormwater conveyance up to the 100 Year Design Storm Event will not flood onto private properties. In the event there is flooding onto private properties, the Final Plat shall include notes reflecting this. Pipe and inlet sizing will be completed at the final plat approval level.

PW Review #3 comment: This comment has been sufficiently addressed.

6. The Grading Plan on Sheets O-3 and O-4 does not show swales down the back lot lines that are indicated on the Preliminary Plat. Please update to ensure the Grading Plan and Preliminary Plat are consistent with each other. If swales aren't incorporated on the back lot lines heading to the proposed infiltration facilities south of Mary Drive, the stormwater management report will need to be updated.

Applicant Response: This is understood and shall be updated accordingly.

PW Review #2 Additional Comment: No follow-up Grading Plan has been submitted to Public Works to confirm that this comment has been addressed.

Applicant Response: The Preliminary Grading Plans have been updated to be consistent with the watershed modeling of the revised Stormwater Management Plan. Additionally,

the Preliminary Plat has been updated with drainage arrows consistent with the Preliminary Grading Plans which includes swales along back lot lines to the proposed infiltration facilities. Note that the drainage arrows only indicate what is going on at the lot line itself and is not necessarily indicative of drainage pattern within the lot itself. Specifically, please note the following:

- For Lots that have Private Stormwater Management and Conveyance Easement within their respective boundaries and no slope along the lot line, an * has been added along with the following note: "Respective Lots shall convey stormwater runoff directly into the private stormwater management facility."

The infiltration facility located between Opus Drive, Leo O'Brien Street and Kunde Circle was removed as there was not a significant watershed area that could be drained into it. The infiltration facilities within the southern internal residential lots were reanalyzed and modified in size and location. This will better allow for placement of the utility pedestals along these back lot lines. If pedestals are required within the footprint of the infiltration facilities, a berm will be created within the facility to keep the pedestal out of any potential ponded areas. The final details of the infiltration facilities will be provided at the time of final plat.

PW Review #3 comment: This comment has been sufficiently addressed.

7. Drainage Arrows are needed along the back and sideyard lot lines of Lots 1-14, 24-41, 51, 52, 57, 58, 62, 70, 71, 81-93, and 116.

Applicant Response: Please refer to the updated Preliminary Plat.

PW Review #2 Additional Comment: The revised Preliminary Plat, submitted 11-24-2015, is still missing several of these drainage arrows.

Applicant Response: Please refer to the updated Preliminary Plat and see response to ECSWM Comment #6 above.

PW Review #3 comment: A drainage arrow is needed on the lot line between Lot 52 and 53. An * is recommended at the back of Lot 11 to be consistent with the principle used for Lots 2 to 10.

The Plat has been updated, accordingly.

8. The Grading Plan and Preliminary Plat drainage arrows need to be updated so that this development does not trap stormwater on the bike path along Stoner Prairie Park (5855 Scarlet Drive). It is suggested that the design engineer meet with Rick Eilertson and Scott Endl to discuss the preferred grading plan.

Applicant Response: The bike path along Stoner Prairie Park conveys stormwater to depressions within the lands associated with the Preliminary Plat of Stoner Prairie under existing conditions. In order to connect into Scarlet Drive, fill is required. It appears the design solution requires modification and reconstruction of the bike path in this location. However, the development of Stoner Prairie is not the cause of the trapped stormwater. We have meet with City Engineering to discuss solutions and will continue to work toward desired grading in this location.

PW Review #2 Additional Comment: No follow-up Grading Plan has been submitted to Public Works to confirm that this comment has been addressed. The drainage arrows on the Preliminary Plat submitted on 11-24-15 have not been modified to reflect this comment.

Applicant Response: Please refer to the updated Preliminary Grading Plans. A site walk though was completed with Rick Eilertson and Scott Endl on December 16th. The design intent of raising the bike path up to a foot and extending storm sewer to the existing low point adjacent to the bike path was discussed. Two potential drainage options were discussed. The City preferred installing a flat perforated storm sewer from the back of the existing inlet on the south side of Scarlet to create an inlet. The second option was to extend the pipe from the back of the same inlet to discharge at grade at an apron endwall. In looking closer at the existing invert (1039.16 and the elevation of the existing low spot 1039.9) the option to extend the storm sewer to an endwall has been shown. It was also noted that there is a roofdrain from the school draining into the area and that a 12-inch pipe would be an acceptable outlet even if there is some ponding.

The grading of the park has been updated. Scott requested a flat (1.5%) slope across the park with the grade matching existing at the south property line. The grade becomes steeper near Mary Dunn Drive to connect back into the right-of-way grade. A 4:1 slope was acceptable from the high point of the park down to the low spot of the existing bike trail as described above. The fence line will need to be removed by the owner and care should be taken to save the five evergreen trees located on the existing park land just south of the grading limits. The boxelder tree near the southeast corner of the new park near the bike path should also be saved. A pedestrian path has also been added to the park that will connect Mary Dunn Drive with the bike path. The preferred route is along the southern property line to accommodate as much play field as possible within the park. A split rail fence or similar visual break will be installed at the corners of private lots where they abut the park to give a visual representation of the property to prevent encroachment.

There is an existing monitoring well just south of the roadway connection to Scarlet Drive. This will be located within the future terrace and will need to be preserved during construction unless released by the City.

PW Review #3 comment: This comment has been sufficiently addressed.

9. Why is a Public Storm Sewer Easement shown on Lots 133 and 134? Is this really needed? Any public storm sewer easements needed shall be 20' minimum in width.

Applicant Response: There is a proposed storm sewer between Lots 133 and 134 conveying water to the offsite (westerly) stormwater facility. The storm sewer provides watershed separation in accordance with the storm water design. We will update the Preliminary Plat to include a 20' minimum storm sewer easement.

PW Review #2 Additional Comment: This proposed routing doesn't correlate with Figure 4 of the Stormwater Management Plan. A meeting with the designer(s) and Public Works staff is recommended.

Applicant Response: The easement has been removed. Please refer to the updated Preliminary Plat.

PW Review #3 comment: This comment has been sufficiently addressed.

10. The Preliminary Construction Plans and Stormwater Management Plan indicate that stormwater management and conveyance will happen through private properties to the west and private properties along Schumann Drive to the north; however, no stormwater easements have been provided yet. The permanent public stormwater easements and

temporary construction easements shall be provided to the City prior to approval of the Preliminary Plat.

Applicant Response: A meeting was held on Tuesday, November 10th to discuss the easements and storm sewer with the City. The Developer will work with the City to pursue and obtain necessary easements.

PW Review #2 Additional Comment: No follow-up construction plans or easement documents have been submitted to Public Works to confirm that this comment has been addressed. Public Works recommends that the Stoner Prairie Preliminary Plat not be approved until ECSWM Comments #1 – 10 above are satisfactorily addressed. A meeting with the designer(s) and Public Works staff is recommended prior to Plan Commission taking action.

Applicant Response: The current Preliminary Plat is no longer contingent on adjacent private properties for stormwater management facilities. The Developer and Project Team are pursuing stormwater conveyance through the bike path Lot owned by the City in the northeast corner of the subject Plat. A plan and profile drawing of this connection has been added to the preliminary plan set. An overflow bypass has been added to the system to allow for stormwater to pass directly into the existing public storm sewer system if the existing stormwater facility is nearing capacity. The mechanical system for the bypass shutoff will be detailed at the final plat level. Note that the pipe running up the City lot is located 15-feet from the west lot line and about 15-feet from the existing water line to accommodate the deep system. The pipe type will be determined at the time of final plat with consideration given to depth and location outside of the right-of-way. There are a number of trees that will need to be removed on the City owned lot near the property line to make the connection. The existing fence along the west property line will need to be maintained.

PW Review #3 comment: This comment has been sufficiently addressed.